



# NOTICE AND AGENDA OF SPECIAL MEETING

Pursuant to the Oklahoma Open Meeting Act (25 O.S. Sec. 301, et seq.), notice is hereby given that the Board of County Commissioners, Pittsburg County, will hold a special meeting as follows

## FILED

DATE: June 22, 2026

TIME: 6:00 P.M.

PLACE: SOUTHEAST EXPO CENTER AND MOTOR SPEEDWAY  
4500 WEST, US-270, ROOM 103 MCALESTER, OKLAHOMA

JUN 17 2026  
TIME 1:07 AM  
HOPE TRAMMELL, COUNTY CLERK  
PITTSBURG COUNTY  
BY [Signature] DEPUTY

\*\*\*CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO BE TAKEN ON THE  
FOLLOWING LISTED ITEMS ON THE AGENDA\*\*\*

### AGENDA

1. CALL MEETING TO ORDER

2. ROLL CALL:	ROSS SELMAN	-	CHAIRMAN
	MIKE HAYNES	-	VICE-CHAIRMAN
	CHARLIE ROGERS	-	MEMBER

3. APPROVAL OF AGENDA

4. PUBLIC HEARINGS

- A. To Hold the 2<sup>nd</sup> TIF Public Hearing regarding the adoption of a proposed project plan establishing tax incentive districts to be located in Pittsburg County, Oklahoma

Persons addressing the Board should state their name and address for the record and shall be limited to five (5) minutes and shall be allotted one comment. Comments are limited to items on the agenda. Any comments by the public on items not listed on the agenda cannot be acknowledged or discussed but can be placed on an upcoming agenda for discussion and possible action.

1. Open Public Hearing
2. Presentation by David Floyd
3. Public Comments
4. Close Public Hearing.

5. AGENDA ITEMS

- A. Approval and adoption of the Emerald ProjectCo Data Center Project Economic Development Project Plan (the "Project Plan") for the proposed tax incentive districts (the "TIDs") to be located in Pittsburg County, Oklahoma (the "County"); ratifying and confirming the actions, recommendations, and findings of the Review Committee; identifying and establishing two new incentive districts to be identified as "Incentive District No. 1, Pittsburg County" and "Incentive District No. 2, Pittsburg County"; designating and adopting the TIDs boundaries and the project area boundaries; adopting certain findings; reserving to the County the authority to make minor amendments to the Project Plan; designating and authorizing the County and any public trust with the County named as its beneficiary, which may be designated by the County, to carry out provisions of the Project Plan; providing for severability; and containing other provisions related thereto.

6. RECESS/ADJOURNMENT

[Signature]  
Commissioners' Assistant

**PITTSBURG COUNTY COMMISSIONERS  
SPECIAL MEETING  
MINUTES  
JUNE 22, 2026**

The Board of County Commissioners, Pittsburg County, met in special session on June 22, 2026 at 6:00 P.M., Meeting held at the Pittsburg County Commissioner's Conference Room, after proper notice and agenda were posted indicating time and date. Agenda was posted at 1:07 P.M., June 17, 2026.

**1. CALL THE MEETING TO ORDER:** The meeting was called to order by Chairman Selman.

<b>2. ROLL CALL:</b>	Ross Selman	Present
	Mike Haynes	Present
	Charlie Rogers	Present

**3. APPROVAL OF AGENDA:** Rogers made a motion to approve the agenda; seconded by Haynes.

AYE: Ross Selman  
Mike Haynes  
Charlie Rogers

NAY: None.

Motion Passed.

**4. PUBLIC HEARINGS:**

**A. TO HOLD THE 2<sup>nd</sup> TIF PUBLIC HEARING REGARDING THE ADOPTION OF A PROPOSED PROJECT PLAN ESTABLISHING TAX INCENTIVE DISTRICTS TO BE LOCATED IN PITTSBURG COUNTY, OKLAHOMA:**

**PERSONS ADDRESS THE BOARD SHOULD STATE THEIR NAME AND ADDRESS FOR THE RECORD AND SHALL BE LIMITED TO FIVE (5) MINUTES AND SHALL BE ALLOTTED ONE COMMENT. COMMENTS ARE LIMITED TO ITEMS ON THE AGENDA. ANY COMMENTS BY THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA CANNOT BE ACKNOWLEDGED OR DISCUSSED BUT CAN BE PLACED ON AN UPCOMING AGENDA FOR DISCUSSION AND POSSIBLE ACTION.**

**1. OPEN PUBLIC HEARING:** Selman made a motion to open the public hearing; seconded by Haynes.

AYE: Ross Selman  
Mike Haynes  
Charlie Rogers

NAY: None.

Motion Passed.

**2. PRESENTATION BY DAVID FLOYD:** Floyd stated that the Oklahoma Development Act requires 2 public hearings for the proposed tax abatement. Floyd stated that the incentives have to be earned. Floyd explained by the value and incentives are based off of the megawatts energized.

**Pittsburg County Commissioners Special Meeting Minutes**

**June 22, 2026**

**Page 2**

Floyd stated that they are working on the economic development plan. Floyd gave an overview of economic development plan and explained the protections that have been added.

Jason Date with Iren gave a recap of the data center stating that it will be 1600 MW. Dated stated that the structures will be 10% of the 2000 acres. Date gave an overview of the environmental study performed. Date stated that the cooling system will be a closed loop system and annually will use approximately 5 households of water. Date stated that they have signed with 3 water haulers based outside of Pittsburg County and that they are also in discussions with local water suppliers. Date stated that no waste water discharge or pipelines will be used and there are no toxic chemicals used. Dated stated that a TIF is a common development tool used across the country and explained the Tulsa and Payne counties total abatement. Date explained the estimated taxes that will be up to \$60,000,000.00 annually. Date stated that they will also pay sales taxes. Date explained the community betterment payments. Date stated that they will have 100 permanent jobs and 1000 construction jobs. Date explained community grants to the area also. Date stated that they will sign a road use agreement and the project will be responsible for repairing any road damages.

**3. PUBLIC COMMENTS:** Randy Hass stated he is here on behalf of Robertson Construction will be doing some of the work at the site. Hass state that he is from the community and he gives back to the community and that he has a lot invested here. They will be bringing in people from the community to work on the project.

Brandon Bailey stated that you cannot evaluate a project like this by cost analysis. Bailey stated that he is looking at the project plan that is based on studies that do no exist with costs that are unknown. They do not know about the water, the waste water, the environmental impact. Bailey stated that the studies will take at least 6 to 9 months. Bailey stated how can you evaluate this project without these studies. Bailey stated that the project plan talks about how the county might receive \$125,000,000 over 25 years, but those numbers are not binding. What are the counties costs by comparison. Bailey stated can you guarantee they will not put in a pipeline from Eufaula. Bailey stated that it should be put in the plan that it has to be a closed loop system. Bailey stated that there is nothing to stop them once the plan is approved.

Jean Sipes stated that she has only lived here 6 years, that she moved here from Florida and that because of over development there the wildlife has disappeared. Sipes stated that she cares about the community that she lives in. Sipes stated that they have not fulling answered the questions that have been asked. Sipes stated that they are using the carrot and stick method by dangling money in front of you.

Itza Bailey stated that she is here for the future. Bailey stated that plan does not protect the county it protects Iren, there is no sound requirements, not set back requirements for the data center. Bailey asked about the tonal noise. Bailey stated that you cannot evaluate the impacts that have not been studied. Bailey stated that you cannot tax buildings based on megawatts. Bailey stated that this is a tax avoidance structure, that there is not a road use agreement. Bailey explained what should be in a road use agreement and that the agreement should be in place before it is voted on. Bailey stated that a real partner brings transparency. Bailey stated that we deserve better and to please protect the county.

Brenda Sieben stated that there is currently a race to build these giant data centers, but at what costs. Sieben stated that these data centers do not hold a value, they do not produce anything. I don't want to loose out habitat, there haven't been any environmental studies done on the air quality. Bailey stated that she has contacted the Oklahoma Department of Air Quality and he was unaware of any and that is concerning for all of us. We hear a lot of empty promises and Iren will not be bringing what they are saying.

**Pittsburg County Commissioners Special Meeting Minutes**

**June 22, 2026**

**Page 3**

Sieben stated that we don't have an exact amount of water they will be using. Sieben stated that it will drain our most precious resources and affect the environment and water table. Sieben stated we do not have an environmental impact study or air study, they are depleting our farm land. Sieben stated that many states have put in moratoriums for studies to be performed. You should be protecting us and voting no.

Zach Ainsworth stated that he is 3<sup>rd</sup> generation in Kiowa. Ainsworth spoke of community pride of Kiowa. Ainsworth asked it is being a good neighbor if they come in and they run up your water bill. Is it being a good neighbor if they light up the night sky, tear up the countryside, tear down all the trees. Ainsworth stated that Kiowa is a great place to be. Ainsworth stated that they are tearing up paradise and putting up a parking lot.

Mike Irvine stated that he lives close to phase 1 and that he asked two questions at the last hearing and they still don't know where the water is coming from and if it is hauled in that will do damage to our roads. Irvine stated that they don't know where the buildings will be located. Irvine stated that they know the answers and just won't tell us. Irvine stated that Iren hasn't satisfied the questions and haven't been transparent.

David Fields stated that they do not want the data center, but if we are forced to have it then they need to pay the same as us. Fields stated that there are more than 2 schools in Pittsburg County. Why is the money not going to the other schools. If we are getting all this money at 15% why are we turning down the other 85%. Fields stated that the commissioners work for us not them.

Regina VanBlaricom respectfully asked that the commissioners vote no until there is full transparency. VanBlaricom stated that she has reached out to residents of Childress to understand what they have actually been living with, with the data center. VanBlaricom stated that the project is twice the size of the Childress facility and it is 9 miles from the city limits. VanBlaricom stated that here the project is less than a mile from the school. VanBlaricom stated that Childress has reported strain on the infrastructure and business struggle for workers and the strain on families. While Childress is seeing the tax revenues but growth has seen new financial pressures. Kiowa is not different than Childress the residents will see a change in character and the safety of neighborhoods. The project is set within 1 mile of the school.

Jess Wilson stated that the project should be based on fact not fear. Wilson stated that he has visited Childress for first hand experience. Wilson stated that he talked to the people living closest to the facility and that he went for the truth, he asked about traffic and crimes. Wilson stated that he found traffic has increased but he did not find the disasters that are being reported and that you cannot here the noise from inside the homes. Wilson stated that reality doesn't always look like social media. Wilson stated that supporters are afraid to participate for being attacked. Wilson stated let me be very clear, today's tools could have improved his wife's odds and described everything that depends on data centers. Wilson stated that he is asking to deal in facts not fear. Wilson stated that what he saw in Childress found a community that had received both benefits and challenges. Wilson stated that the future does not happen by accident and that we should be building for the next generation just like the previous generation built for us.

Warren Hamilton thanked the commissioners and everyone one for being here tonight. Hamilton stated that he is here to oppose the project and ask the commissioners to vote no tonight. Hamilton stated that he has environmental concerns and that the issues of growth cause negative aspects to the project. Hamilton stated that in 5 years we will be upside down and have over built. Hamilton asked where is the waste water going to go. Hamilton stated that he is against foreign owned. Hamilton quoted a bible verse and stated that he is against the tax abatement.

## Pittsburg County Commissioners Special Meeting Minutes

June 22, 2026

Page 4

Shooter Wilson stated that this county has seen a lot of ups and downs, hardships, devastating tornados and also lots of opportunity. Wilson stated that for generations Pittsburg County has seen coal mining to agriculture and today we have an opportunity to welcome an industry that is shaping the future. Wilson explained the projected economic impact could bring millions in revenue to the county over the next several years and allow for more flexibility for the needs. Data centers need workers for the jobs, they will be spending in our stores. Supporting economic development does not mean neglecting environmental responsibility or community oversight. It creates prosperity for future generations. This discussion is to encourage to continue asking questions and maintaining responsible stewardship.

Gabe Whitlock stated that Oklahoma law stops the boards decisions from going to court. Whitlock stated that this is going to affect Mr. Scott and his astrology and affect other neighbors. You should take a stand behind the people. We need more information from Iren. What is going to stop it from being bought out by google etc. There are huge factors to consider, when the tides turn they will sue you. The commissioners should demand the environmental study and release it.

Shasta Doyle stated that she has lived in Childress and still goes there every 8 weeks. Doyle stated that Iren does give back to the community. Doyle stated that she does not feel that the housing situation will be a problem here like it is in Childress. Doyle stated that she doesn't want to live next to it but not everything is all negative.

Sam Rhyne stated that he does care about the community and all of the community is his family. Rhyne stated that he has attended every meeting concerning the data center. Rhyne said that he has gone to Childress and has compared the positives and negatives to make the best informed decision. Rhyne stated that Kiowa school employees 50 people. Rhyne stated that there will be negatives like the light and noise pollution. Rhyne stated that PSO has stated they have the power needed. Rhyne stated the water issues and they have not been a burden on the water in Childress. Rhyne believes there will be minimal noise pollution. Rhyne explained the potential for jobs in the community, salaries will be spent in the area. Rhyne stated that they increase in ad valorem taxes will allow them to hire more teachers and increase what is available for the students. Rhyne stated that it will provide for the future of our students. Rhyne stated that he does trust everything that he hears and sees, but he has talked to independent attorneys and compared to Tulsa and Payne counties we are getting a good deal.

Teresa stated that Oklahoma is being targeted for data centers because we have no zoning laws. We were happy when the oil and gas came in and they lied, now I see this company and nothing is in black and white to guarantee what they will do what they say. If I could go back in time I wouldn't do the oil and gas. She understands what the commissioners

Sarah Gray stated that she represents trade labor, electricians etc. She is not here to support or oppose the project. Gray stated that data centers are raising questions for the tradesmen. Gray stated that the jobs created are not just tech jobs and that local workers will be able to work close to home and still be able to provide for their families. Gray stated that she hopes to see commitment to hire local workers.

David Fields stated that there will be about 20 jobs and they will be high tech.

Rede Beitman stated that the water should be prioritized. That they are working on AI satellites in space and data centers will be passing fads. Beitman stated that there has been zero transparency, no environmental studies. There is no water plan, no road plan. Beitman stated how tonal noise affects children and stated that they should produce studies on tonal noise. Beitman stated that the land purchased sits right on the water pipeline for a reason. Beitman stated that they need to be transparent.

**Pittsburg County Commissioners Special Meeting Minutes**

**June 22, 2026**

**Page 5**

Phillip Scott stated that he is an amateur astronomer and when they first started hearing about the data center he was worried about the noise, water, pollution and the facebook gets people all riled up and it is not a valid resource. Scott stated that they have traveled to Childress and it is really quiet. The lighting on the completed portion light pollution is minimal. The construction lights will be detrimental to astrology. Scott stated that the water usage will be minimal with a closed loop system and explained the water usage from Teneska. Scott stated that he has spoken to Iren about light abatement during construction.

Jeff Price stated that he worries about the young people and about the water. Price explained the 36" waterline from Atoka to Oklahoma City. Price explained water usage in California by data centers and that water is the most important thing to have.

Levi Gilmore stated that he is also an elected official and has been in situations like this with hot topics. Gilmore thanked the board serving the community. Gilmore stated that he is here a citizen tonight and is against the 85% tax abatement. Gilmore stated that he recognizes he need for data centers, but we need to protect our land, water and wildlife. Mu focus tonight is strictly on the tax abatement. We are a part of our state that has been overlooked by our legislature. Gilmore stated that he understands the more revenue that we bring in the more resources that we have to fund the Sheriff's Department, our rural schools. You need to deny the 85% tax abatement. To put this in perspective my parents have lived at the same address for over 30 years, they have seen their taxes go up. We have seniors all over that if they don't pay their taxes the state seizes their property. Why give a billion dollar company a tax break, if they pay their taxes it is more money that goes into the county. Gilmore stated that a no vote does not mean we are against economic development, it means we are for a fair deal. We cannot afford to subsidize billion dollar companies off the backs of our neighbors.

Chris Stone stated that he is here to make sure we know all the facts. We have questions about the power, water and roads. We need these things in writing. Stone stated that corporate take overs are a very complex thing, there needs to clauses for everything agreed to that go to the next company that takes over. We need stuff in black and white. Stone asked them to hold off to get things in writing to do the research and to put the contracts out there to be seen.

Aaron Smith stated that there are a lot of things that sound really nice. Stone stated that the problem in how we are going to enforce this. How do we know this is actually what they are going to do. Smith stated that even if it is written down how are we going to enforce it. Another thing he is hearing about is the lights, a good example is OSP can be seen for 20 to 30 miles away. I don't know how we are going to enforce it.

John Doris stated that he is an investor from Dallas. Doris stated he has seen a lot of changes and is hearing the concerns. John stated that there is an approval mechanism in place to oversee the project. This will be oversight. There is community of investors to oversee Iren also.

Alan Martin stated that the contracts are not ready, the information that needs to be included is not inside the contracts. Martin stated that the attorney is not looking out for us there are to many loop holes in this. Martin asked what is the legal venue in the contracts we don't have the money to fight them, the legal venue needs to be Pittsburg County. Martin stated that the economic development plan does not have the plan that has to go to the state fire marshal. Martin stated that the over whelming majority is against the project tonight. The way it is cannot be voted on tonight. Kari Ann Phelps stated that all of the major points have been made tonight. Phelps asked about the safety plan for a catastrophic failure, what protections are in place as this is a rural area and it takes time for fire department to get there.

**Pittsburg County Commissioners Special Meeting Minutes**

**June 22, 2026**

**Page 6**

Phelps asked about the construction waste, where will it go. Where is the waste water going. Where will the electronic waste go. The scale of this data center if operational tomorrow would be the largest in the United States.

Kelly Warren stated that the project is only supposed to be 10% of the land, but that is not what is says in the economic development plan. Warren stated that there hold them to that, everything down there will either be data center or solar panels. This is no protections for us, the writing is poor there is nothing for Pittsburg Couty. There is no research for this type of system, we don't know how this is going to come out. Warren stated the tax abatement won't right by us, we are not against data centers we are against this tax abatement. Warren stated that the health risks out weigh the money, nothing that states the noise will be abated. Warren stated that there isn't anything stating there will be no forever chemicals.

Wayne Stipe stated they are leaving to much money n the table and 25 years is to long, you are selling us out. Stipe stated that if they are a group of wall street billionaires they qualify. Stipe stated that this has to stop sometime this is corporate well fair.

Selman stated that the questions that the commissioners asked were not presented tonight but they do have answers to some of the questions.

Rogers stated that they appreciated everyone coming out tonight. Rogers stated that tonight is to approve or disapprove the tax abatement. Rogers stated that the county is not over some of the things that the public thinks the commisssoners are. We are a non zoning county and it is the state DEQ that will oversee the environment and the waste water. Rogers stated that he wanted to thank the people for standing up. Rogers stated they have been presented with a new proposal and asked if the public would accept 75%. Rogers explained what a 75% tax abatement would bring to the county. Rogers stated that the county budget is around \$8,000,000.00 a year. Rogers explained what the change in the abatement would bring to the other entities. Rogers stated that when the base was started in 1942 everyone though the wildlife would be destroyed, but everyone wants to be drawn in for the hunts every year. Rogers stated that they are looking at the options for the future of Pittsburg County.

Selman stated that the commissioners have been accused and many things and have even received death threats. Selman stated that there are benefits to this and that they are doing the research. Selman stated that the land is sold as private property and the commissioners have no choice as to when sold or who to. Selman stated that the commissioners have received no bribes. Selman explained the 4 mill for schools. Selman stated that nothing has been settled and they have not voted. Selman stated that the power plant takes 2 million gallons of water out of Eufaula every day.

Mike Haynes stated that he has lived I Kiowa most of his life and that he cares about Kiowa and was elected to represent you. Haynes stated that he has been educated by fire and in his heart he is not going to do anything to hurt Kiowa. Haynes stated that there are questions they still need answers to. Haynes stated that he is torn between his care and his obligation to the county.

Rogers reviewed the school 4 mill minimum and that he has called all of his school superintendents.

**4. CLOSE PUBLIC HEARING:** Selman made a motion to close the public hearing; seconded by Haynes.

AYE: Ross Selman  
Mike Haynes  
Charlie Rogers

NAY: None.

Motion Passed.

**5. AGENDA ITEMS:**

**A. APPROVAL AND ADOPTION OF THE EMERALD PROJECT CO DATA CENTER PROJECT ECONOMIC DEVELOPMENT PROJECT PLAN (THE "PROJECT PLAN") FOR THE PROPOSED TAX INCENTIVE DISTRICTS (THE "TIDS") TO BE LOCATED IN PITTSBURG COUNTY, OKLAHOMA (THE "COUNTY"); RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS, AND FINDINGS OF THE REVIEW COMMITTEE; IDENTIFYING AND ESTABLISHING TWO NEW INCENTIVE DISTRICTS TO BE IDENTIFIED AS "INCENTIVE DISTRICT NO. 1, PITTSBURG COUNTY" AND "INCENTIVE DISTRICT NO. 2, PITTSBURG COUNTY"; DESIGNATING AND ADOPTING THE TIDS BOUNDARIES AND THE PROJECT AREA BOUNDARIES; ADOPTING CERTAIN FINDINGS, RESERVING TO THE COUNTY THE AUTHORITY TO MAKE MINOR AMENDMENTS TO THE PROJECT PLAN; DESIGNATING AND AUTHORIZING THE COUNTY AND ANY PUBLIC TRUST WITH THE COUNTY NAMED AS ITS BENEFICIARY, WHICH MAY BE DESIGNATED BY THE COUNTY, TO CARRY OUT PROVISIONS OF THE PROJECT PLAN; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATED THERETO:** Selman mad a motion to table the decision and send the project plan back to the TID review committee for further negotiations; seconded by Haynes.

AYE: Ross Selman  
Mike Haynes  
Charlie Rogers

NAY: None.

Motion Passed.

**6. RECESS/ADJOURNMENT:** There being no further business brought before the board; Haynes made a motion to adjourn; seconded by Selman.

AYE: Ross Selman  
Mike Haynes  
Charlie Rogers

NAY: None.

Motion Passed. Meeting Adjourned.